086.0	0001	0013.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	745,200	/	745,200
USE VALUE:	745,200	/	745,200
ASSESSED:	745,200	/	745,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124	-126	MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAZZIA DOMENIC JR
Owner 2:	
Owner 3:	
Street 1:	1 HICKORY LANE
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	PAZZIA DOMENIC--TRUSTEE -
Owner 2:	FRANDOM REALTY TRUST II -
Street 1:	1 HICKORY LN
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1968, having primarily Wood Shingle Exterior and 2436 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	325,200		420,000	745,200
Total Card	0.138	325,200		420,000	745,200
Total Parcel	0.138	325,200		420,000	745,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.91 | /Parcel: 305.9

Legal Description

User Acct

54274

GIS Ref

GIS Ref

Insp Date

07/19/18

Entered Lot Size

Total Land:

Land Unit Type:

!6999!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0001-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	325,200	0	6,000.	420,000	745,200	745,200	Year End Roll	12/18/2019
2019	104	FV	261,200	0	6,000.	414,000	675,200	675,200	Year End Roll	1/3/2019
2018	104	FV	260,200	0	6,000.	318,000	578,200	578,200	Year End Roll	12/20/2017
2017	104	FV	244,400	0	6,000.	300,000	544,400	544,400	Year End Roll	1/3/2017
2016	104	FV	244,400	0	6,000.	276,000	520,400	520,400	Year End	1/4/2016
2015	104	FV	224,300	0	6,000.	258,000	482,300	482,300	Year End Roll	12/11/2014
2014	104	FV	224,300	0	6,000.	237,600	461,900	461,900	Year End Roll	12/16/2013
2013	104	FV	233,100	0	6,000.	237,600	470,700	470,700		12/13/2012

PRINT

Date	Time
12/10/20	21:41:01

LAST REV

Date	Time
07/30/18	10:02:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6999

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAZZIA DOMENIC-	58356-246		1/25/2012	Convenience	99	No	No		
	20526-21		4/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	54274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/1999	56	Manual	10,000					REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
3/24/2009	Measured	197	PATRIOT
4/19/2000	Inspected	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	D - Fair		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08103442
Const Adj.:	1.00289965
Adj $ / SQ:	184.309
Other Features:	125500
Grade Factor:	0.73
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471282
Depreciation:	146097
Depreciated Total:	325185

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	

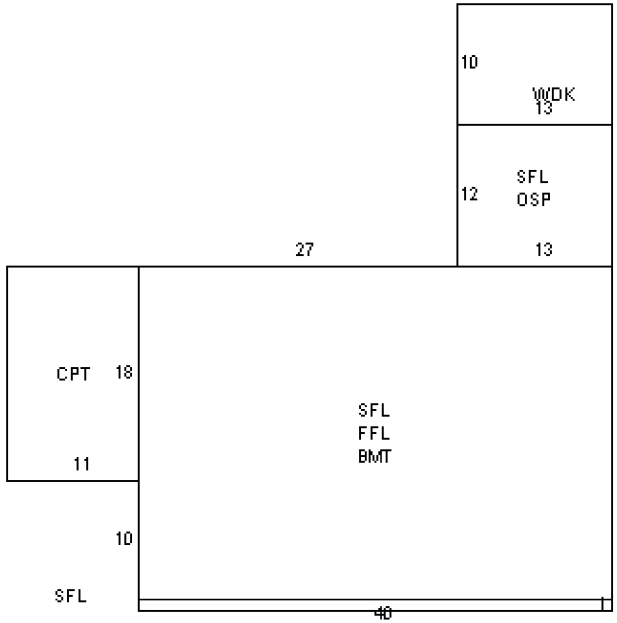
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.55
Special Features:	0	Val/Su Net:	80.50
Final Total:	325200	Val/Su SzAd	133.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,316	184.310	242,550
BMT	Basement	1,120	55.290	61,928
FFL	First Floor	1,120	184.310	206,426
CPT	Carport	198	13.850	2,743
OSP	Screen Porch	156	29.870	4,660
WDK	Deck	130	13.730	1,785

Net Sketched Area:	4,040	Total:	520,092

Size Ad	2436	Gross Are	4040	FinArea	2436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0001-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	